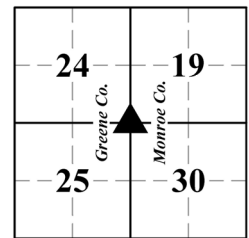


MONUMENT RECORD

Corner ID: **VanBu_A17**

Section Corner

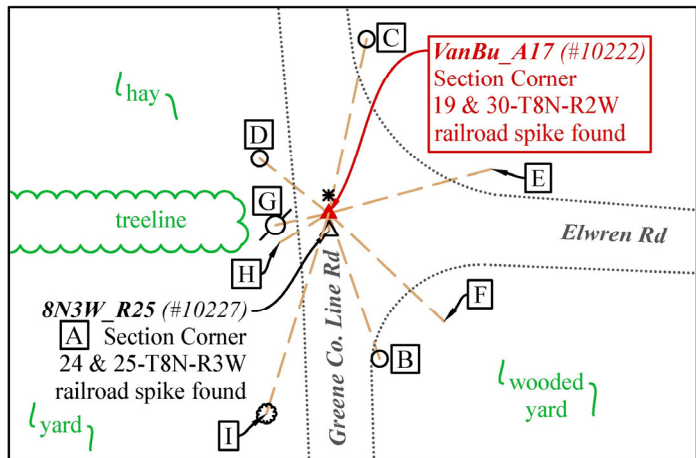
Sections 19 & 30 – T08N – R02W, 2nd P.M.
Van Buren Township, Monroe County, Indiana



MONUMENT: Describe monument set or found (Include material type, scribing, distance above/below grade, dimensions.) Railroad spike found 6" below grade at the intersection of Elwren Road and Greene County Line Road.

GEODETIC COORDINATES: Northing: 1406329.48, Easting: 3066479.36

MONUMENT LOCATION SKETCH: Attach a sketch and aerial image



WITNESS MONUMENT TIES: Describe at least three witness objects established or work done to preserve existing evidence.

ID	Bearing	Distance	Description
A	S 1°22'33" E	5.25'	8N3W_R25 – Section Corner common to Sections 24 and 25-8N-3W (#10227) Railroad spike found 0.2 feet deep at the intersection of Elwren Road and Greene County Line Road
B	S 19°15'4" E	46.16'	Rebarlite with Monroe County cap set flush 2.65 feet east of the east edge of asphalt of Greene County Line Road
C	N 12°17'3" E	53.14'	Rebarlite with Monroe County cap set flush 5 feet east of the east edge of asphalt of Greene County Line Road and 0.9 feet west of a 2" x 3" wood post
D	N 51°32'24" W	26.37'	5/8" rebar with broken cap found 3" deep
E	N 75° E	50.4'	Stop signpost
F	S 47° E	47.4'	Smithville Riser (center)
G	S 78° W	16.3'	Center of 12" utility pole UDWI #148548 with Monroe County Surveyor sign found 3.4 feet tall on the east side and a mag nail found 12" tall on the north side
H	S 59° W	17.2'	West side (back) of phone riser
I	S 17° W	62.7'	18" diameter coniferous stump (<i>jack pine per Enright and cedar per Farkas</i>)

Notes: Witness ties noted as a "Rebarlite" are a 1/5" x 1" neodymium magnet and 1/4" x 1-1/2 mag nail installed in a yellow 5/8" x 16" polycarbonate "Rebarlite" with a yellow plastic cap stamped "MONROE COUNTY WITNESS POINT" set flush. All witness ties were located with RTK.

MONUMENT PRESERVATION: Describe work done to preserve existing monument. Stone mounds should be placed around monuments when stones are readily available. Paint corner stones but not the scribing. A Monroe County "PROTECT NEARBY SURVEY MARKER" sign shall be attached to a steel post when practicable. Note location and relation of corner to sign.

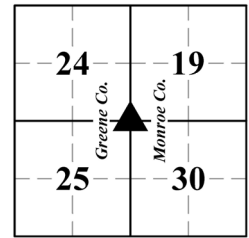
The Monroe County Survey Marker sign found on the utility pole noted as Witness G above was found in good condition. No new post or sign was set.

MONUMENT RECORD

Corner ID: VanBu_A17

Section Corner

Sections 19 & 30 – T08N – R02W, 2nd P.M.
Van Buren Township, Monroe County, Indiana



OTHER EVIDENCE: Describe corner location relative to nearby features and how to reach the corner location – note fences, roads, timber cutting lines, mow lines, clearings, plantings, streams, topo changes, etc.
The centerline/centerline intersection of Elwren Road and Greene County Line Road falls between the railroad spikes found at #10222 and #10227.

PERPETUATION RECORD

EXISTING SURVEY HISTORY: Include as much detail and history of the corner as known at the time of perpetuation.

ORIGINAL GOVERNMENT SURVEY:

Year Surveyed: 1815 By: Arthur Henrie

Where filed or recorded: F_EV02P321

Original monument: Wooden post set 8 links north of the Original monument: Legal Survey in Sec.30-8N-2W post corner for Sections 24 & 25-T8N-R3W (*measured to corner, but did not witness or describe the Bearing Trees or Reference Monuments: monument*)

Species	Dia.	Bearing	Distance
Beech	8"	N 80° W	5 lks
Beech	5"	N 10° E	7 lks

No original reference monuments were recovered.

SUBSEQUENT LEGAL SURVEY:

Date Surveyed: 09/09/1843 By: Spencer, J.W.

Where filed or recorded: MCSO LSB1, pg 79

OTHER SURVEY HISTORY: Include details such as surveyor name, date, recording info, monument description, etc.

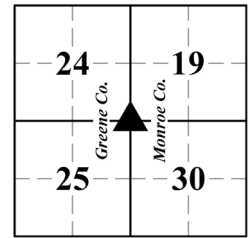
Date	Surveyor	Description	File Location
Unknown c.1974	Graham, Raymond	Corner plat for Section 19-8N-2W (<i>accepted railroad spike at #10222 as the corner common to Sections 19 & 30-8N-2W</i>)	MCSO
07/11/1974	Graham, Raymond	Survey of 915.83 acres for Robert Townsend in Sections 17, 18, 19, & 20-8N-2W and Sections 13 & 24-8N-3W (<i>A railroad spike is depicted at the intersection of the Range line with a fence line to the west.</i>)	MCSO
1981-1992	Farkas, Ed	Undated Monument Record (<i>accepted railroad spike at #10222 as the corner common to 19 & 30-8N-2W</i>)	MCSO
06/19/1992	Mundy, Michael	Survey in Section 25-8N-3W (<i>accepted railroad spike at #10222 as the corner common to Sections 24 & 25-8N-3W</i>)	GCR 1992-5919
06/13/1997	Bledsoe, Ben	Survey for Land of Indiana in Sec. 19, 20, & 29-8N-2W (<i>accepted railroad spike at #10222 as the corner common to Sections 19 & 30-8N-2W per county ties</i>)	MCR 00801638
01/29/1998	Utt, Lee	Survey for Hoyt in Sec. 19-8N-2W (<i>accepted railroad spike at #10222 as the corner common to Sections 19 & 30-8N-2W</i>)	MCR 00825642
04/30/1998	Bledsoe, Ben	Corner Perpetuation for Greene County (<i>Mr. Bledsoe noted that various surveyors had used the railroad spike at #10222 interchangeably as the corner for Sections 24 & 25-8N-3W and Sections 19 & 30-8N-2W. He decided that the railroad spike at #10222 fit best with the occupation lines in the west half of Section 19. Mr. Bledsoe accepted the railroad spike at #10222 as the corner common to Sections 19 & 30-8N-2W and set the railroad spike at #10227 as the corner common to Sections 24 & 25-8N-3W</i>)	GCSO

MONUMENT RECORD

Corner ID: VanBu_A17

Section Corner

Sections 19 & 30 – T08N – R02W, 2nd P.M.
Van Buren Township, Monroe County, Indiana



02/26/1999	Utt, Lee	Survey for Harris in Sec.30-8N-2W (<i>Mr. Utt accepted the spike at #10222 as the corner common to Sections 24 & 25-8N-3W, set a new spike 5.28 feet north of the spike at #10222, and informed the Monroe County Surveyor that the Monument Record on file was incorrect. The third railroad spike was not found this survey. It is depicted with an * on the above Monument Location Sketch.</i>)	MCR 00906020
11/18/1999	Enright, Kevin	Monument Record for VanBu_A17 (<i>Mr. Enright found three railroad spikes and witnessed the spike that was 5.28 feet north of #10222 per the instructions he received from Mr. Utt. The</i>	MCSO
		<i>third railroad spike was not found this survey. It is depicted with an * on the above Monument Location Sketch.</i>)	
11/16/2002	Campbell, Steven	Survey of 5.08 acres in Section 24-8N-3W (<i>found railroad spikes at #10222 and #10227 and accepted the spike at #10222 as the Section Corner common to Sections 24 & 25-8N-3W</i>)	GCR 2003-0536
05/01/2003	Utt, Lee	New-Grubb Survey in Sec.30-8N-2W (<i>accepted the railroad spike at #10222 as the corner of Sections 19 & 30-8N-2W</i>)	MCR 2003035601
11/19/2012	James, Marty	Fowler 400-acre farm survey in Sections 23, 25 & 26-8N-3W (<i>accepted the railroad spike at #10227 as the corner common to Sections 24 & 25-8N-3W</i>)	GCR 2012-5661
08/28/2020	Oser, Rachel	Moran Survey in Sec.30-8N-2W (<i>accepted the railroad spike at #10222 as the corner common to Sections 19 & 30-8N-2W</i>)	MCR 2020016690

PREVIOUS CERTIFICATION: Is this monument perpetuated by the Monroe County Surveyor's Office?

No. The railroad spike (not found this survey) located 5.28 feet north of the railroad spike found at #10222 was approved by the Monroe County Surveyor Review Board on November 18, 1999.

THEORY OF LOCATION: Describe the theory of location for acceptance of this monument.

The original surveyor monumented this corner with a wooden post 5.28 feet north of the post corner of Sections 24 & 25-8N-3W. Monroe County Surveyor J.W. Spencer measured to this corner in 1843 but did not describe or witness the monument.

A 1974 survey by Raymond Graham depicts a railroad spike at the intersection of the Range Line with a fence line to the west. The survey does not note if the spike was found or set or which section corner it represented. However, the dimensions indicate that the railroad spike was accepted as the Southwest corner of Section 19 and was used to establish the Northwest corner of Section 19 at the record original survey distance between the railroad spike and a stone found at the Northwest corner of Section 18. An undated and unsigned Section Breakdown sketch that we believe was prepared by Raymond Graham in the mid-seventies in his capacity as Monroe County Surveyor depicts the same railroad spike as the Southwest corner of Section 19.

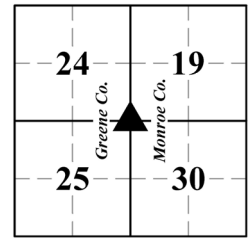
The italicized notes in the above "Other Survey History" section detail the rest of the history of the railroad spike in chronological order. The railroad spike at #10222 has at times been accepted as the Section corner common to Sections 24 and 25-8N-3W and at other times been accepted as the Section Corner common to Sections 19 and 30-8N-2W. It was witnessed by Monroe County Surveyor Ed Farkas between 1981 and 1992 as the Section Corner common to Sections 19 and 30-8N-2W and was accepted per the county ties on a perpetuation survey prepared in 1998 by Ben Bledsoe for the Greene County Surveyor. Bledsoe also set the railroad spike 5.28 feet south at the corner common to Sections 24 and 25 (#10227). Bledsoe then used the two spikes to establish four aliquot corners along the range line by proportion. In 1999, Lee Utt set a third railroad spike 5.28 feet north of #10222, calling it the corner common to

MONUMENT RECORD

Corner ID: **VanBu_A17**

Section Corner

Sections 19 & 30 – T08N – R02W, 2nd P.M.
Van Buren Township, Monroe County, Indiana



Sections 19 and 30. Monroe County Surveyor Kevin Enright witnessed Utt's spike in 1999. We did not find Mr. Utt's spike and found no evidence of its acceptance by other surveyors in the records. In fact, Mr. Utt accepted the railroad spike at #10222 in 2003.

The railroad spike at #10222 has been used as the section corner for the sections on both sides of the Range Line throughout at least the last 30 years of its 50-year history. We accepted it as the Section corner common to Sections 19 and 30 because of the reliance on the spike by Graham to establish the Northwest corner of Section 19 and the reliance on the spike by Bledsoe to establish the West 1/4 and Southwest corners of Section 30.

UNCERTAINTIES IN THE CORNER LOCATION DUE TO:

- Variances in the Monumentation: Without a chain of records to prove the perpetuation of the original wood post, its location relative to the current monument is unknown. Therefore, the uncertainty cannot be determined.
- Discrepancies in the Documents: 5.28 feet.
- Inconsistencies in the lines of Occupation: 3 feet.
- Theoretical Uncertainty (Random Errors in Measurement): The Relative Positional Accuracy of this survey is within the specifications for an Indiana Rural Survey (0.26 feet plus 200 ppm) as defined in IAC 865.

PHOTO IDENTIFIED: Photograph close-up photo of monument and a vicinity photo with photo orientation and date.

Photo Date: May 9, 2024



Photo Orientation & Description: Railroad spike at A17

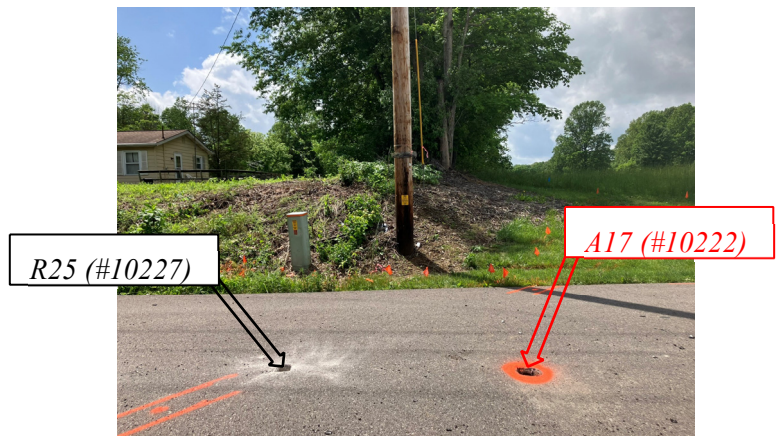


Photo Orientation & Description: Looking west at A17

FIELD PERSONNEL:

Field Date: 05/09/2024 and 05/29/2024 By: Rachel Oser and Phillip Oser Project #: OSM #10269 Field Book: OSM 7/37

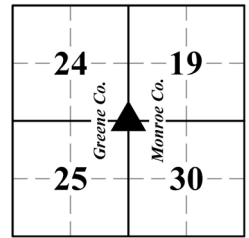
BASIS OF GEODETIC COORDINATES: Describe equipment used to collect coordinates, datum, epoch, geoid, and zone. The basis of bearings is Grid North System NAD83(2011)/Indiana West NAVD 88, Epoch 2010.0000, geoid18b_conus.db3, US Survey Feet. This project was referenced to the National Spatial Reference System CORS network using the JAVAD GNSS Data Online Processing Service (DPOS) to post-process static observations collected with a Javad Triumph 3 base. Reported coordinates were determined from static, RTPK, or RTK GNSS observations (Javad Triumph LS Rover) or radially with a conventional total station (Nikon Nivo) from points established by GNSS observations. Distances obtained with GPS have not been adjusted to ground.

MONUMENT RECORD

Corner ID: **VanBu_A17**

Section Corner

Sections 19 & 30 – T08N – R02W, 2nd P.M.
Van Buren Township, Monroe County, Indiana



CERTIFICATION:

Professional Surveyor Name: Rachel Oser

Indiana Professional Surveyor No.: 21100022

Firm Name: Oser Surveying & Mapping LLC Date:
September 17, 2024

Signature:

Seal:



NOTICE TO PROCEED AND MONUMENT RECORD FORM ISSUED TO:

Offeror Name: Rachel Oser		Firm Name: Oser Surveying & Mapping LLC	
Phone: 812-320-2694		Email: <u>Rachel@OserSurveying.com</u>	
Corner Classification: Perpetuated		Corner Coordinate Status: Ortho Imagery	
Issue Date: 2/21/2024	Form Due Date: 11/15/2024	Form Receipt Date: 09/17/2024	

OFFICE USE ONLY

This document is not complete without the associated plat and report of even date.



Date: 10/15/2024

Trohn Enright-Randolph

Monroe County Surveyor



Accepted by the Monroe County Surveyor

Review Board on 10/15/2024

MONUMENT RECORD
State of Indiana - County of Monroe

Section: 30

Township: 8 North

Range: 2 West

Corner ID: Van Bu A-17

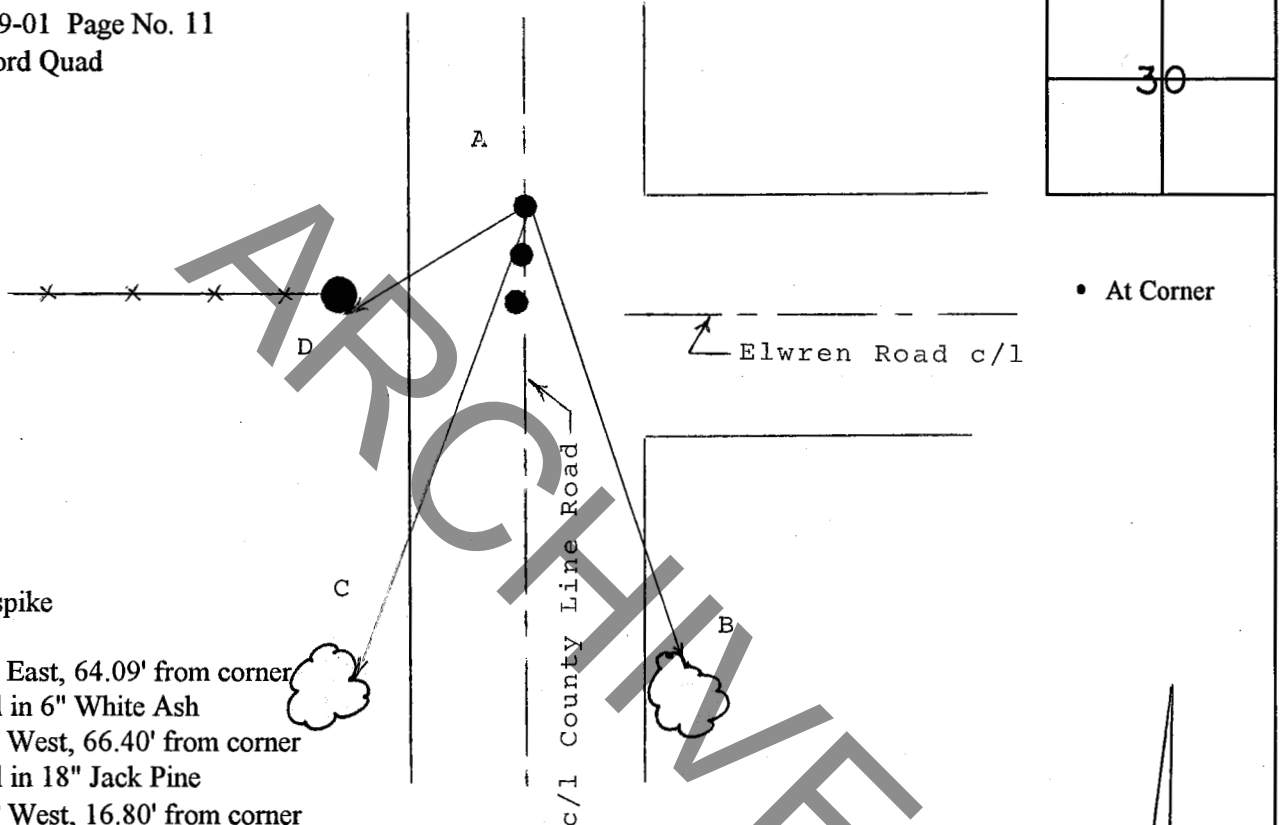
Monument Description & Remarks: Found Railroad Spike set by Lee Utt, R.L.S., at NW corner of section. Per Lee Utt, second spike found (point E) is the Green County corner and was incorrectly tied off by previous County Surveyor (old tie sheet and survey information attached).

References On File: Lee Utt survey of Elwren Minor Subdivision (see attachments), recorded in Book 5, Page 291, in the Monroe County Recorder's Office.

RECOVERY TIE DRAWING

Field Book 99-01 Page No. 11

USGS Stanford Quad



A - Railroad spike

B - South 12° East, 64.09' from corner
MAG nail in 6" White Ash

C - South 20° West, 66.40' from corner
MAG nail in 18" Jack Pine

D - South 58° West, 16.80' from corner
MAG nail in 11" powerline pole
Survey marker sign set 4' up

E - Iron spike, South 03° West, 5.28' from corner

F - Railroad spike, South 03° West, 10.61' from corner

Not To Scale

Compass Bearing Magnetic North

I, Kevin P. Enright, Monroe County Surveyor, hereby certify that this document was prepared under my direction in accordance with the provisions of Section 36-2-12 of the Indiana Code; and the above data is given under my hand and seal this 11th day of March, 1999.

Administered by the Monroe County Surveyor Review Board

Date: November 18, 1999



LEE UTT
Registered Land Surveyor No. S0089, Indiana
Phone 332-6366
1604 S. Henderson Street
Bloomington, Indiana 47401

BOOK 5 PAGE 292

SURVEYORS'S REPORT

GEORGE HARRIS

Section 30, Township 8 North, Range 2 West, Monroe County, Indiana
March 3, 1999

1.

In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observation and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of

- a) Variances in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation;
- d) Random error in measurements (theoretical uncertainty)

The theoretical uncertainty (due to random errors in measurements) of the corners of the subject tract established this survey is within the specifications for a Class B. Survey (0.25) as defined in 1AC864.

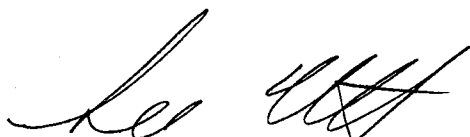
The subject tracts are a partition of a larger tract that is described in a document provided by client.

Configuration of the subject tracts is as instructed by client. The North line of the parent tract is described in the record documents as being the centerline of Elwren Road. However, the fact that the centerline of Elwren Road intersects the northerly right of way line of the railroad at a point far to the east of the subject tract makes this unlikely, for this reason an interpretation was made that the north line of the Section would establish the limits of ownership.

A railroad spike at the intersection of Elwren Road and Greene County Line Road was shown in Monroe County Surveyor records as the Northwest corner of Section 30, Township 8 North, Range 2 West. However this spike marks the Northeast corner of Section 25, Township 8 North, Range 3 West, and the Monroe County Surveyor was so advised.

Monuments were either found or set as shown on the plat of survey.

As a result of the above observation, it is my opinion that the uncertainties in the location of the lines and corners are compatible with the standard of accuracy as stated above.


Lee Utt, R.L.S. # S0089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401


Legal description: Tract # 2

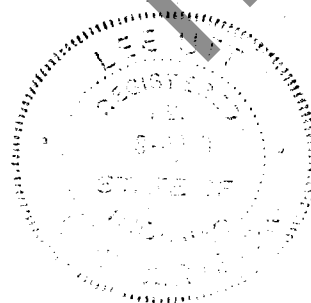
Elwren Minor Subdivision

A part of the Northwest quarter of Section 30, Township 8 North, Range 2 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point on the North line of said Section 30, and in Elwren Road, said point of beginning being South 87 degrees 53 minutes 16 seconds East, 290.00 feet from a set railroad spike marking the Northwest corner of said Section 30, said railroad spike being 5.28 feet north of a found railroad spike, in line with a fence West, marking the Northeast corner of Section 25, Township 8 North, Range 3 West; thence from said point of beginning and with the North line of Section 30, and along Elwren Road and running South 87 degrees 53 minutes 16 seconds East for 884.98 feet and to a set 5/8 inch iron pin on the northerly right of way line of the Illinois Central Railroad; thence with said right of way line and on a curve to the left and in a southwesterly direction, said curve having a radius of 3887.47 feet, for an arc distance of 849.03 feet and to a set 5/8 inch iron pin, said last described course having a chord bearing of South 71 degrees 31 minutes 59 seconds West and a chord distance of 849.35 feet; thence North 15 degrees 00 minutes West for 311.64 feet and to the point of beginning, passing a set 5/8 inch iron pin at 266.64 feet. Containing 2.73 acres, more or less.

Subject to, a Twenty-five (25) foot right of way along Elwren Road

Subject to all legal easements and rights of way of record.


Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401
February 26, 1999




Legal description: Tract # 1

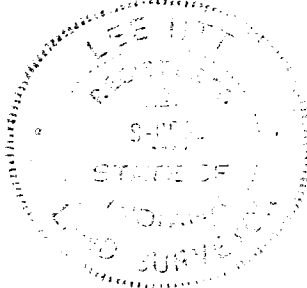
Elwren Minor Subdivision

A part of the Northwest quarter of Section 30, Township 8 North, Range 2 West, Monroe County, Indiana, bounded and described as follows: Beginning at a set railroad spike marking the Northwest corner of said Section 30, said beginning point being 5.28 feet North of a found railroad spike, in line with a fence West, marking the Northeast corner of Section 25, Township 8 North, Range 3 West; thence from said point of beginning and with the North line of said Section 30 and along Elwren Road and running South 87 degrees 53 minutes 16 seconds East for 290.00 feet; thence leaving the North line of Section 30 and Elwren Road and running South 15 degrees 00 minutes East for 311.64 feet and to a set 5/8 inch iron pin on the northerly right of way line of the Illinois Central Railroad, passing a set 5/8 inch iron pin at 45 feet; thence with the northerly right of way line of said railroad and on a curve to the left and in a southwesterly direction, said curve having a radius of 3887.47 feet, for an arc distance of 419.05 feet and to a point on the West line of said Section 30, said last described course having a chord bearing of South 62 degrees 11 minutes 18 seconds West and a chord distance of 418.84 feet; thence with the West line of said Section 30 and the Greene County Line Road and running North for 507.13 feet and to the point of beginning. Containing 3.11 acres, more or less.

Subject to, a Twenty-five (25) foot right of way along Elwren Road and Greene County Line Road.

Subject to all legal easements and rights of way of record.


Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401
February 26, 1999



BILL & LANA BUSKIRK
NW CORNER OF
SECTION 30, T8N, R2W
MONROE CO., INDIANA

SEC. 24, T8N, R3W
SEC. 19, T8N, R2W

ROBERT & SARAH
PITTMAN
NE CORNER OF
SECTION 25, T8N, R3W
GREENE CO., INDIANA

R/W LINE

25' ROAD

507.13'

NORTH

SECTION LINE

SEC. 25, T8N, R3W
SEC. 30, T8N, R2W

COUNTY

LINE

ROAD

BILL & LANA BUSKIRK
D.R. 467, PG. 608 - 609
30.00 AC

JOSE
D.R.

906020

ELWREN

587°-53'-16"E
5.28' 25' ROAD 290.00'

RECORDED
A.M. _____ P.M. 1:01

MAR 3 1 1999

TRACT # 2
273 AC

Jim Shelden
RECORDER MONROE CO., IN

TRACT # 1
3.11 AC

515°-00'-00"E
311.64'

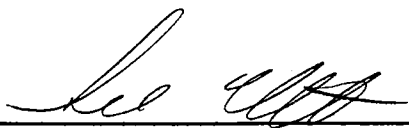
Δ = 18°-41'-23"

CENTRAL

419.05'
CHORD = 568°-26'-42"W: 1262.47'

NATHAN & RUTH ASKINS
D.R. 178, PG. 512 - 513
72.66 AC

I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat and attached descriptions accurately represents a survey completed by me on February 26, 1999; that all monuments shown thereon actually exist; and that their location, size and type are, to the best of my knowledge, accurately shown.


Lee Utt, R. L. S. #50089, Indiana
1604 South Henderson Street
Bloomington, Indiana 47401
Phone #: (812) 332-6366
February 26, 1999

MONUMENT RECORD

STATE OF INDIANA - COUNTY OF MONROE

SECTION 19, TOWNSHIP 8 North, RANGE 2 West

MONUMENT DESCRIPTION & REMARKS

Railroad spoke under 1" of pavement in center of road.

RECOVERY TIE DRAWING

For K Date 11/11/00 Time 10:00 A.M. P.M.

WHILE YOU WERE OUT

M See UH☐ Phone RR spike set 8.1ks south☐ Fax erroneously set should be☐ Mobile 332-6366Area Code 332 Number 6366 Extension 6366

TELEPHONED	PLEASE CALL
CAME TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	URGENT
RETURNED YOUR CALL	SPECIAL ATTENTION

Message NW corner 8N 2W30.1TBNR 3WSigned Sec 25 NEWREN Rd.222'

E

TELEPHONE POLE

(●) AT CORNER

N

NOT TO SCALE

SPACE
RESERVED
FOR
RECORDING
OFFICER.TIFY THAT THIS
ON IN ACCORDANCE
-4 - 17-3-64-8 OF
CHAPTER 319; AND
AND SEAL
_A.D.

OR

UNITED STATES GOVERNMENT AGENCY

TITLE

TOWNSHIP:
Van Buren

CORNER I.D.